

GARA e-mail 26-May-14

Gondar Gardens reservoir – developer’s appeal against refusal of revised frontage scheme

Dear GARA members and supporters,

The developer has submitted an appeal against refusal of the “revised frontage scheme” for the reservoir site. This scheme is for 28 flats/houses filling-in the street frontage between existing mansion blocks. It was recommended for acceptance by Camden’s planning officers but refused by councillors at the planning committee on grounds of poor design.

The appeal will be decided by a Planning Inspector on the basis of written evidence. This is a simpler process than a full public inquiry. The developer, Camden, GARA and Sarre Road residents will each submit written evidence and comments.

As agreed at our AGM and presented to Camden’s planning committee, GARA will argue that:

- Proper application of Camden’s policies would result in the site remaining undisturbed, with open views into and across the site from the street and from neighbouring properties.
- However, we recognise with deep regret that the loss of Open Space, disruption to this Site of Nature Conservation Importance and the height and bulk of the ‘frontage’ scheme have been accepted by previous planning inspectors.
- The proposed conditions and s106 obligations are not yet sufficient to protect and enhance our environment in the event of the planning application being accepted; and we will detail the changes we would insist on to influence the final design details, minimise construction impact, and ensure that the remaining land is properly protected and residents are involved in its future management.

Individuals may also comment to the Inspector, quoting case ref APP/X5210/A/14/2218052 on-line at <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2218052&coid=2218052> or by e-mail to appeals@pins.gsi.gov.uk or on paper (3 copies required) to The Planning Inspectorate, Room 3/19 Eagle, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. The deadline for comments to the inspector is 17th June 2014.

For information, this is the third scheme submitted by the developer. The previous two are:

- “Pit scheme” – 16 large houses in centre of reservoir space – refused by Camden but allowed on appeal in spite of the impact on the Open Space and Site of Nature Conservation Importance
- “First frontage scheme” – an initial version of current appeal scheme – refused at appeal on grounds of detailed design, although the Planning Inspector considered Open Space concerns (including views into and across the site) not to be a sufficient reason for refusal.

As always, we rely on your support and interest to make our voice effective. If you would like to continue to receive our email newsletters and be involved in the future of the reservoir site, please pay your 2014 subscriptions. Thank you to those of you who have done so recently.

Paying your subs is easy ... just £10 per household or £5 for an individual, as follows:

- Cash or cheque payable to GARA, delivered to the GARA Treasurer, 30 Gondar Gardens NW6 1HG
- Bank transfer to sort code 20-74-63, a/c 80451223, with your name / address in the payment reference; and please e-mail infogara@gmail.com to say you have done so.

Finally, on a lighter note, Friends of Fortune Green invite everyone to a free showing of the film 'UP' on the Green on Saturday 31st May – bring friends, family and a picnic – more details at <http://www.fortunegreen.org.uk/future-fofg-events.html>

Yours,

David Yass

Chair, Gondar and Agamemnon Residents' Association

www.gara-westhampstead.co.uk